



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2304689

Applicant Name: Tom Johanson of Mithun Architects and Planners for Seattle Housing Authority

Address of Proposal: 6300 30th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of thirteen (13) ground related structures and two (2) apartment buildings for a total of 24 low-income units. Parking for 37 vehicles to be provided both within the proposed structures and as surface parking. Related projects include: #2105600 for a contract rezone, demolition, grading and tree preservation; and #2202170 for a full subdivision. Project #2301281 was established for the purpose of early design guidance. Environmental documents prepared by the Seattle Housing Authority.

The following approvals are required:

- **Design Review and Development Standard Departures**, pursuant to Chapter 23.41 Seattle Municipal Code.
- **SEPA** – to approve, condition or deny pursuant to SMC Chapter 25.05.660

SEPA DETERMINATION: [] Exempt [] DNS [] MDNS [X] EIS¹

[] DNS with conditions

[] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

¹ FEIS was published by SHA September 2002 addressing both short-term and long-term impacts associated with the High Point redevelopment pursuant to the contract rezone (#2105600) and full subdivision (#2102170).

BACKGROUND

Site and Vicinity

The applicant is proposing thirteen (13) ground related structures and two (2) apartment structures to include a total of 25 low-income residential units. Surface parking for 37 vehicles will be provided and accessed off of SW Graham Street, 30th Avenue SW and 29th Avenue SW.

The site is located in the High Point community in West Seattle, which is generally bounded by 35th Avenue SW, High Point Drive SW, SW Juneau Street and SW Holly Street. The community was previously zoned Lowrise 1 (L1) and Single Family (SF). The proposed project is a part of the larger proposal to redevelop the High Point community to provide approximately 1,600 units of new housing, approved under MUP 2105600 (rezone) and 2202170 (full subdivision), which included the realignment of existing streets, the platting of new alleys, and a tree preservation plan.

The site for this proposal, following construction of new rights-of-way under the referenced MUP approvals, has street frontage on SW Graham Street, 29th Avenue SW, SW Eddy Street and 30th Avenue SW (Lot 1, Block 17).

The site is located in a Multi-Family Residential Lowrise 4 (L-4) zone with a 37-foot base height limit. As a condition of the rezone, the site may only development to the density of an L-2 zone (1 unit/1,200 sq. ft.). Properties outside of the redevelopment area are characterized by single family residential uses with some lower density multi-family development with one and two story commercial developments along 35th Avenue SW.

Background

As part of the redevelopment of High Point (Contract Rezone #2105600 & Full Subdivision #2202170), the Seattle Design Commission, in conjunction with the West Seattle Design Review Board, conducted a series of public meetings to discuss the impacts of the redevelopment of this site due to the proposed Street Vacations and Dedications. This group, known collectively for High Point as the Joint Board, was convened to address the larger Urban Design issues with the proposed redevelopment and related platting actions. These meetings occurred on November 8, 2001, December 18, 2001, January 10, 2002, February 11, 2002 and July 25, 2002, with notice of the meetings published in the Land Use Information Bulletin and mailed to interested parties.

As part of the rezone, full subdivision and street vacation process, the Seattle Design Commission provided recommendations to the City Council. Much of the development also falls under the review of the West Seattle Design Review Board, as many of the properties will be subject to Design Review due to the proposed L4 and NC2 zoning, as well as the requirements under the City Council (PUDA). Accordingly, this Joint Board developed a series of Design Guidelines to inform and assess the urban design issues related to the physical planning of the site. These guidelines, detailed below, provided tools to evaluate the effect of both the subdivision and the contact rezone:

RESPOND TO THE PHYSICAL ENVIRONMENT

- As a 105-acre development site, conditions vary greatly both within the site and in surrounding areas. The site plan should respond to various and distinct features that characterize the built and natural environment, including:
 - The existing street grid alignment on the edges of the site;
 - Topography, particularly contrasting edge conditions; and
 - Patterns of urban form, such as massing and orientation of nearby buildings.
- To show innovation of design and environmental stewardship, the site plan should aim to reduce impervious surface area in alleys, parking areas and streets.
- To reduce the dominance of impervious surfaces, alleys, parking areas and streets should use alternative paving materials wherever possible.

PEDESTRIAN ENVIRONMENT: Defining the Character and Scale of the Block

- To reduce the scale of the block and promote walking in the community, pedestrian walkways and open spaces that create breaks in the street wall and facilitate movement through the development and to surrounding areas should be included.
- If pathways are created to link housing areas outside of the right-of-way system, they should be clearly defined through placement, landscaping or other design features.

CHARACTERISTICS OF THE STREET SYSTEM

- To further improve connectivity, cross block alleys and other innovative approaches to alleys should be used wherever feasible.
- To mitigate the impact that ‘superblocks’ will have on the development due to the size and shape of adjacent residential blocks, attempts to recreate the residential street grid should be made through building massing, siting, pedestrian features and other methods.
- The design should provide a high level of East/West connectivity to avoid the creation of large “superblocks.”
- To minimize impervious surface areas devoted to parking, parking maximums and credit for use of on-street parking should be investigated
- Streets and sidewalks should be designed to take advantage of adjacency to natural features.
- To increase north/south connectivity between S.W. Raymond and S.W. Graham, additional right-of-way should be developed.
- Land Uses should not dictate the street layout or form.
- A hierarchy of streets should be developed and expressed through variations in landscape, buildings, architectural elements, open space and other features of the natural environment.
- Long, undifferentiated alleys should be minimized to optimize goals concerning neighborhood and community development.

RELATIONSHIP WITH SURROUNDING NEIGHBORHOOD

- The S.W. corner of the development should serve as a gateway with strong visual and physical connections into the site.
- To help ensure a successful transition between the existing surrounding neighborhood and the new developments, there should be a strong attempt at integrating the surrounding street layout into the proposed street system.
- Larger blocks, especially those adjacent to the surrounding existing street layout, should be designed with a transition of uses and densities to reduce the impact of larger building forms that would result from this type of change in the grid pattern.
- Uses in larger blocks adjacent to the surrounding existing street layout should be designed and sited to provide a transition between commercial and residential uses.

OPEN SPACE

- To avoid monotony in design and use, each park and significant open space should have different dimensions and activities programmed into their design
- To ensure that the pocket parks are not co-opted by adjacent residents as private open space, a clear delineation of right-of-way, path areas, park space and private realms should be developed.
- Street furniture at pocket parks should be used to provide visual interest, surveillance opportunity and to reinforce the parks' primary function as gathering space.
- Open Space linkages should be promoted and enhanced through increases in property line setbacks, modulation, landscape treatments or other site plan solutions

In addition to the guidance listed above, the Joint Board, consisting of West Seattle Design Review Board members and members of the City's Design Commission, focused on the type and distribution of housing within the High Point community. Due to the scale of the redevelopment, the desire to 'knit' High Point into the larger community and SHA's own housing design goals, concern had been expressed by a variety of stakeholders during the process concerning the design quality of the housing and the overall distribution within the development site.

ANALYSIS – DESIGN REVIEW

Early Design Guidance meetings

The review of this project was part of the larger site specific design review issues for developments within the SHA rental blocks as well as any requested design departures on these blocks. Early Design Guidance meetings were consolidated for all projects related to the first phase of the High Point redevelopment so that West Seattle Design Review Board had an opportunity to review the proposed development in relation to the neighboring conditions, distribution of housing types, architectural context, finish materials and landscaping. The Board then had an opportunity to comment on each proposal on a block-by-block basis and then create comprehensive guidelines for the design and siting of the proposed structures located within the High Point redevelopment area. The Board also provided specific guidance, where appropriate,

on certain blocks given the proposed design and departures. Listed below is a summary of what occurred at each of the Design Review meetings leading up to this decision.

At their April 24, 2003 meeting, the Board expressed concern about the type of tandem parking proposed for Block 17, general concern over the amount of parking being provided for the development and the lack of accessory structures for parking. The Board indicated that the proposed tandem parking on Block 17 was not a characteristic of West Seattle, which the Board noted was at odds with the larger goal of reconnecting High Point to the larger West Seattle development context. Further, the Board remarked that accessory structures used for parking, especially in front yards (terraced garage), was a characteristic of West Seattle development that was not present in the proposal. Finally, the Board was concerned that the amount of parking would not be sufficient given the proposed densities for the development sites.

In their presentation, the development team provided an overview of the parking requirements for the project for all of the proposed housing types, including single family, duplexes and multi unit ground related townhouse structures. The parking requirements for low income housing units were detailed along with other parking requirements for both market rate developments and senior housing development sites that are not being developed by SHA. Based on the applicant's analysis, it appears that the development will have more than the minimum required off-street parking to absorb any spillover parking.

To address the Board's concerns about the appearance of the tandem parking, the development team proposed a number of solutions to improve the streetscape on Block 17. One solution proposed using a shared 10 foot curbcut for two residences that will widen at the property line with parking screened by landscaping. Also under consideration are pavement treatments to soften the appearance of the tandem parking. The development team also noted that this solution was done at SHA's Holly Park redevelopment. Finally, the development team noted that the funding from HUD for Hope VI projects precludes the use of funds to create accessory structures for parking. However, the applicant team indicated that some of the housing types, particularly the proposed two story 'Carriage' units on certain blocks, will be designed to have enclosed parking at grade level with a dwelling unit located above. This type of structure has been incorporated at other SHA redevelopment projects

As part of the May 8, 2003 presentation, the development team presented a series of images depicting the types of housing currently under consideration by SHA. As represented by the development team, these housing types were developed following a survey of existing High Point residents to consider preferred types of housing. The examples shown were based on block types, including those blocks with or without alleys, housing types surrounding pocket parks, the relationship of housing to natural features and the orientation of housing types based upon the configuration of each block.

At the June 12, 2003 meeting, the development team presented to the Board a matrix of proposed departures for the lots associated with this project. Examples of New Holly were produced to compare and contrast the proposed combined driveways (reduced driveway width) and recessed parking pads for High Point. The presentation and departure discussion continued through the June 26th meeting.

The July 10, 2003 presentation was given to clearly describe the amount of landscaping to be proposed and for the Board to begin prioritizing design guidelines for the project. Brian Sullivan of Mithun gave a brief overview of the High Point redevelopment and pointed out some key sites that landscape architect Nakano & Associates were going to present examples of proposed unit and block-level landscaping. Associates from Nakano then gave a brief example of the landscaping proposed and demonstrated how the landscaping provided will be well above the minimum of 25% of the total lot area per site.

At the September 25, 2003 meeting, Brian Sullivan presented those specific sites that involved additional departures identified by DPD review.

Public Comments

Public notice of the Master Use Permit application was published on August 11, 2003 and mailed to neighboring properties within 300 feet of the project site. The public comment period ended on August 24, 2003. No comment letters were received for this project.

In addition, nine meetings occurred before the Design Review Board for West Seattle, which included all 14 projects associated with the High Point redevelopment (phase I). Approximately 10 people from surrounding properties attended these meetings at various times.

At these meetings, the Board also took public comment concerning the proposal from citizens that were in attendance at the meeting. Following their deliberation, the West Seattle Design Review Board prioritized the following guidelines, identifying by letter and number those siting and design guidelines found in the City of Seattle's *"Design Review: Guidelines for Multifamily and Commercial Buildings"* of the highest priority to this project:

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-3 Entrances Visible from the Street
- A-5 Respect for Adjacent Sites
- A-6 Transition Between Residence and Street
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- A-10 Corner Lots
- B-1 Height, Bulk and Scale Compatibility
- C-1 Architectural Context
- C-2 Architectural Concept and Consistency
- C-3 Human Scale
- C-4 Exterior Finish Materials
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-3 Retaining Walls
- D-4 Design of Parking Lots Near Sidewalks
- D-6 Screening of Dumpsters, Utilities and Service Areas
- D-7 Personal Safety and Security

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

E-2 Landscaping to Enhance the Building and/or Site

E-3 Landscape Design to Address Special Site Conditions

- The siting of the structures should respond to the natural change in topography while maintaining and/or creating site lines to key features such as parks, downtown, etc.
- The structures should provide a consistent setback from street property lines to maintain a continuous streetscape which will result in a site planning and streetscape environment typical of nearby West Seattle neighborhood streetscapes.
- The Board stated that there should be a variety in housing type, design elements, and orientation, while maintaining a consistent architectural concept throughout. As a whole, a context should be developed to create a streetscape that is not only compatible with all of the blocks in High Point, but also the built environment along the periphery.
- The location and quality of the residential open space should be considered a high value element and should provide usable open space and be designed to put eyes on the parks/streets. Buildings placed around the pocket parks should face the park to demonstrate ownership and provide security, while also providing clear and identifiable entries visible from the street to encourage social interaction among residents and neighbors.
- Proper placement of screening should be incorporated into the design to contain car lights and lighting of buildings and driveways on site.
- Units facing the larger 10-unit structures should be oriented in a manner that decreases visibility into the units and maintains a sense of privacy for the residents.
- The height, bulk and scale of the proposed structures should be representative of the surrounding single family zoning to the west. In the case of the larger 10-unit structures, the structures should be sited in such a way that the placement of landscaping and smaller elements of the structures will create a good human scale. The design should also integrate adequate modulation and varying rooflines to diminish the bulk of the structures.
- The newly proposed structures should provide a consistent design and neighborhood context to create a seamless transition into the existing fabric of West Seattle.
- The composition of housing types should include varying materials, colors, architectural detailing, and roof lines. Interior or facing facades should contain similar details as street facing facades to provide a complete design, with consistent architectural features prevalent throughout all of the facades.
- The design of the open space should create private, usable, and attractive areas that will encourage frequent use by the residents. The Board would like to see some alternative examples of proposed fencing for the private spaces before final approval.

- In consultation with Seattle Public Utilities, the location and screening of the waste receptacles should be reminiscent of screening used throughout the new High Point community and should be located away from street property lines.
- A lighting plan that addresses pedestrian safety within the interior parking lots, street property lines, and common open space should be developed and presented to the Board. The Board feels that the design should use low level, well distributed lighting for pedestrian safety and minimal lighting spill over.
- Landscaping should enhance the prior guidelines by creating a transition from neighboring lots and the street, softening edge conditions and thereby help create a green streetscape.
- The Board wants to see a variation in landscaping between buildings near the street property lines to encourage a more visually appealing space and to discourage a mundane, overly repetitive continuity between structures and blocks.
- Landscaping or screening shall be provided to break up the surface area of the tandem parking located between structures. Adding a variety of visual enhancements should minimize the pattern of unit-surface parking-unit and will help integrate High Point into the larger West Seattle community.

DESIGN REVIEW BOARD RECOMMENDATIONS SUMMARY: NOVEMBER 20, 2003 MEETING

At the final recommendation meeting held on November 20, 2003, Brian Sullivan from Mithun Architects presented the final design proposals for Phase I of High Point in a block by block format so that the Board could review the designs and departures while conditioning each development site accordingly. The applicant presented a proposal to include a variety of housing types, varied material, shared driveways, adequate landscaping and usable open space. The following project was reviewed and conditioned by the Board: #2304689(Block 17, lot 1).

As the Board requested, the architect also presented several fencing designs of varying height and transparency and gave examples of where the different designs would be used.

Departures from Development Standards:

Several departures have been requested at the time of this meeting and are listed below. The Board unanimously recommended granting **APPROVAL** of all of the requested departures presented at the November 20, 2003 final recommendation meeting.

SUMMARY OF DEPARTURE REQUESTS (Lot 1, Block 17)

Development Standard	Allowable	Proposed	Departure and Rationale	Recommendation
Front Setback	10'	8'-6"	<i>Allow tower structure to project 18" into the required 10' setback.</i> <i>In order to provide adequate open space, the proposed "tower-like" structure projects 18" into the front setback at a width of 16'.</i>	Recommended approval.
Curbcuts	13 curbcuts allowed based upon street frontage.	15 curbcuts.	<i>Allow a total of 15 curbcuts on the block.</i> <i>In order to preserve an existing tree, buildings were displaced and require the two additional curbcuts.</i>	Recommended approval.
Interior Modulation	Interior Facades. Within a cluster development all interior facades wider than forty (40) feet shall be modulated according to the standards of subsection D of Section 23.45.012, provided that the maximum modulation width shall be forty (40) feet.	Interior facades 42' wide without modulation.	<i>Increase maximum modulation width at interior facades to 42'.</i> <i>Modulation requirements were established to minimize the perceived bulk and scale of buildings. The proposed structures are kept to a small scale with diversity in yard sizes, porches, height and character.</i>	Recommended approval.

SUMMARY OF RECOMMENDATION

In general, the Board members in attendance indicated that the project met the Design Guidance that was prioritized at their previous meetings. The Board also indicated that there had been considerable effort by the applicant in developing the design, including addressing the concerns raised at previous meetings.

Therefore, after considering the proposed design and the project context and reconsidering the solutions presented in relation to the previously stated design priorities, the three Design Review Board members in attendance unanimously recommended **APPROVAL** of the subject design and recommended several conditions.

DIRECTOR'S ANALYSIS - DESIGN REVIEW

The Director has reviewed the Citywide Design Guidelines and finds that the Board neither exceeded its authority nor applied the guidelines inconsistently in the approval of this design. The Director also concurs with the conclusions of the Board that the project does meet the Citywide design guidelines.

DECISION - DESIGN REVIEW

The Director accepts the Board's recommendations to approve the project design and the requested departures. Conditions listed below are provided to ensure that the design details approved with this project are implemented through construction.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental impact statement (EIS) submitted by the applicant, dated September 24, 2002, and reviewed by this Department. This information in the EIS, supplemental information provided by the applicant (plans, including landscape plans, traffic analysis); comments from members of the community, and the experience of the lead agency with review of similar projects, form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part:

"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation (subject to some limitations)."

Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

ENVIRONMENTAL IMPACTS

The proposed and approved contract rezone and full subdivision for High Point required an EIS to evaluate the impacts of the High Point redevelopment. The FEIS considered the following environmental impacts: Earth; Air; Water; Energy; Environmental Health; Plants and Animals; Noise; Land Use; Light and Glare; Aesthetics; Cultural/Historic Resources; Housing Relocation; Population; Socioeconomic Conditions; Environmental Justice; Transportation; Parks and Recreation; Public Services; Circulation and Parking. The FEIS was adopted by the department on September 24, 2002, during the review of the contract rezone and full subdivision. A copy of the FEIS was reviewed by DPD for this SEPA conditioning associated with the High Point redevelopment.

The information provided by the applicant and its consultants, the public comments received, and the experience of the lead agency with the review of similar proposals form the basis for review and conditioning of the proposal. The potential environmental impacts may be referenced by the Draft and Final EIS. Where appropriate, mitigation may be required pursuant to Seattle's SEPA Ordinance (SMC 25.05).

Short-term Impacts

Demolition and construction activities could result in the following temporary or construction-related adverse impacts:

- construction dust and storm water runoff;
- erosion;
- increased traffic and demand for parking from construction equipment and personnel;
- increased noise levels;
- occasional disruption of adjacent vehicular and pedestrian traffic;
- decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment;
- increased noise; and
- consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires debris to be removed from the street right-of-way, and regulates obstruction of the pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment.

Noise

In addition to the Noise Ordinance requirements in SMC 25.08, to reduce the noise impact of construction on nearby properties, all other construction activities shall be limited to non-holiday weekdays between 7:30 a.m. and 6:00 p.m. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work such as that listed below, shall be permitted on Saturdays and Sundays from 9:00 a.m. to 6:00 p.m.:

1. Surveying and layout;
2. Other ancillary tasks to construction activities will include site security, surveillance, monitoring, and maintenance of weather protecting, water dams and heating equipment.

After each floor of the building is enclosed with exterior walls and windows, interior construction on the individual enclosed floors can be done at other times in accordance with the

Noise Ordinance. Such construction activities will have a minimal impact on adjacent uses. Restricting the ability to conduct these tasks would extend the construction schedule, thus the duration of associated noise impacts. DPD recognizes that there may be occasions when critical construction activities could be performed in the evenings and on weekends, which are of an emergency nature or related to issues of safety, or which could substantially shorten the total construction time frame if conducted during these hours.

Therefore, the hours may be extended and/or specific types of construction activities may be permitted on a case-by-case basis by approval of the Land Use Planner prior to each occurrence. As a condition of this decision, the applicant will be required to submit a noise mitigation plan to DPD for review and approval before a change in construction hours may occur. Periodic monitoring of work activity and noise levels may be conducted by DPD Construction Inspections.

As conditioned, noise impacts to nearby uses are considered adequately mitigated.

Grading

A mass grading permit for this site has been reviewed and issued at the time of this decision. Minimal additional grading is proposed for the construction on site. If material is transported to or from the site, City code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimize the amount of spilled material and dust from the truck bed enroute to or from a site. No conditioning of the grading/excavation element of the project is warranted pursuant to SEPA policies.

Construction Parking

Construction of the project is proposed to last for approximately 12 months. Concerns were raised through the review process concerning the effect of construction related traffic impacts on adjacent streets. On-street parking in the vicinity is limited, and the demand for parking by construction workers during construction could exacerbate the demand for on-street parking and result in an adverse impact on surrounding properties.

Accordingly, the owner and/or responsible party shall assure that construction vehicles and equipment are parked on the subject site for the term of construction whenever possible. To further facilitate this effort, the owner and/or responsible party shall submit a construction phase transportation plan. The plan shall identify approximate phases and duration of construction activities, haul routes to and from the site, address ingress/egress of trucks/personnel/equipment and construction worker parking. These conditions will be posted at the construction site for the duration of construction activity. The authority to impose this condition is found in Section 25.05.675B2g of the Seattle SEPA ordinance.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal and include: potentially decreased water quality in surrounding watersheds; increased bulk and scale on the site; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; increased energy consumption, increased on-street parking demand. These long-term impacts are not considered significant because the impacts are minor in scope and SEPA mitigation is not required.

Parking

With this proposal, parking for 37 vehicles will be provided on-site for the low-income housing. However, since the proposed structures will be occupied by low-income residents, the land use code only requires 35 spaces for this development.

In addition, based on supplemental census data, the average vehicles available per unit for a household income of 30%-50% of the median income are 0.96. The average vehicles available per unit for a household income of 30% or less of the median income are 0.46. When applying these calculations to the percentage of low-income residential units proposed with this development, 37 spaces is more than adequate to mitigate peak parking demand. The proposed development will likely have no significant adverse impact on street parking and thus mitigation measures would not be necessary.

Other Impacts

Several adopted Codes and Ordinances and other Agencies will appropriately mitigate the other use-related adverse impacts created by the proposal. Specifically, these are the Puget Sound Clean Air Agency (increased airborne emissions); and the Seattle Energy Code (long-term energy consumption). The other impacts not noted here as mitigated by codes, ordinances, or conditions (increased ambient noise; increased pedestrian traffic, increased demand on public services and utilities) are not sufficiently adverse to warrant further mitigation by conditions.

DECISION - SEPA

Environmental impacts for the proposal were identified and analyzed in the Final Environmental Impact Statement issued by Seattle Housing Authority. DPD has the authority to mitigate impact pursuant to the city's SEPA practices. Therefore, the proposal is **CONDITIONALLY APPROVED** subject to the conditions/mitigating measures noted at the conclusion of this report.

CONDITIONS - DESIGN REVIEW

Non-Appealable Conditions

1. Any proposed changes to the exterior of the building or the site or must be submitted to DPD for review and approval by the Land Use Planner (Bryan Stevens, 206-684-5045).

Any proposed changes to the improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.

2. Compliance with all images and text on the MUP drawings, design review meeting guidelines and approved design features and elements (including exterior materials, landscaping and ROW improvements) shall be verified by the DPD planner assigned to this project (Bryan Stevens, 206-684-5045), or by the Design Review Manager. An appointment with the assigned Land Use Planner must be made at least (3) working days in advance of field inspection. The Land Use Planner will determine whether submission of revised plans is required to ensure that compliance has been achieved.
3. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, and all building permit drawings.

Prior to Issuance of the Master Use Permit

General High Point Conditions, Applicable to all SHA Proposals (2304677-2304690):

1. Provide and attach relevant portions of the recorded full subdivision (Project #2202170) to all sets of plans and update the legal description to match the final plat.
2. Provide a distribution of materials on the structures to emulate the architectural context of West Seattle. For example, use 1/3 vinyl siding and 2/3 hardy board or shingles.
3. In order to successfully screen the abundance of surface parking, the Board recommended that screening (i.e. 30" high shrubs or fencing) be placed between the common driveway and the house. This screening should adequately screen the vehicles from the pedestrians.
4. Provide a variety of fencing along the street to maintain individuality between sites and structures.

Prior to Final Inspection of Construction Permit:

1. A lighting plan that addresses pedestrian safety within the interior parking lots, street property lines, and common open space should be developed for review and approval by DPD. The design should use low level, well distributed lighting for pedestrian safety and minimal lighting spill over.
2. Compliance with the approved design features and elements, including exterior materials, roof pitches, facade colors, landscaping and R.O.W. improvements, shall be verified by the DPD Planner assigned to this project. Inspection appointments with the Planner (Bryan Stevens, ph.206-684-5045) must be made at least 3 working days in advance of the inspection.

During Construction:

1. All changes to the exterior facades of the building and landscaping on site and in the R.O.W. must be reviewed by a Land Use Planner prior to proceeding with any proposed changes.

CONDITIONS - SEPA

Prior to issuance of any Construction or Grading Permits

1. The owner(s) and/or responsible party(s) shall secure DPD Land Use Planner approval of construction phase transportation and pedestrian circulation plans. Appropriate SDOT and/or King County METRO participation in development of the plans shall be documented prior to DPD approval. The plans shall address the following:
 - Ingress/egress and parking of construction equipment and trucks;
 - Truck access routes, to and from the site, for the excavation and construction phases;
 - Street and sidewalk closures;
 - Potential temporary displacement/relocation of any nearby bus stops.

During construction:

The following condition(s), to be enforced during construction, shall be posted at the site in a location visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions shall be printed legibly on placards available from DPD, shall be laminated with plastic or other weatherproofing material, and shall remain in place for the duration of the construction.

1. The owner(s) and/or responsible party(s) shall comply with the construction phase parking plan. A copy of that plan must be kept on-site.
2. All construction activities shall be limited to non-holiday weekdays between 7:30 a.m. and 6:00 p.m. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby residences, only low noise impact work such as that listed below, shall be permitted on Saturdays and Sundays from 9:00 a.m. to 6:00 p.m.:
 - Surveying and layout;
 - Other ancillary tasks to construction activities will include site security, surveillance, monitoring, and maintenance of weather protecting, water dams and heating equipment.

After each floor of the building is enclosed with exterior walls and windows, interior construction on the individual enclosed floors can be done at other times in accordance with the Noise Ordinance. These hours may be extended and/or specific types of construction activities

may be permitted on a case-by-case basis by approval of the Land Use Planner prior to each occurrence. The applicant will be required to submit a noise mitigation plan to DPD for review before a change in construction hours may occur. Periodic monitoring of work activity and noise levels may be conducted by DPD Construction Inspections.

Signature: _____ (signature on file) Date: September 30, 2004

Bryan Stevens, Land Use Planner
Department of Planning and Development
Land Use Services

BCS:bg

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